

Updated 11/06/13 F&S+tb

46 Acre Highway 290 Tract Water & Wastewater Service Extension Requests #3298 & #3299

Briefing to the Environmental Board
November 6, 2013

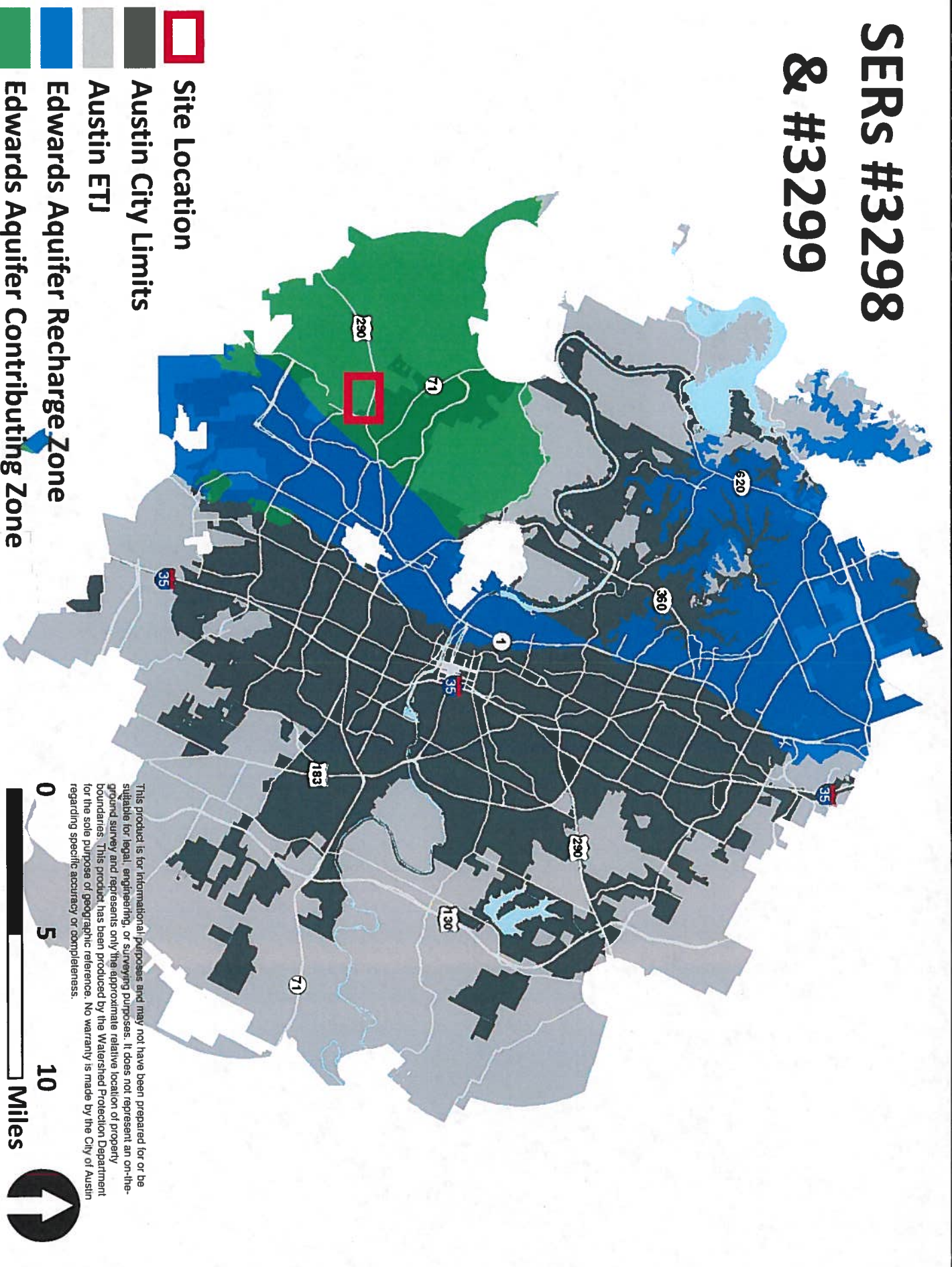


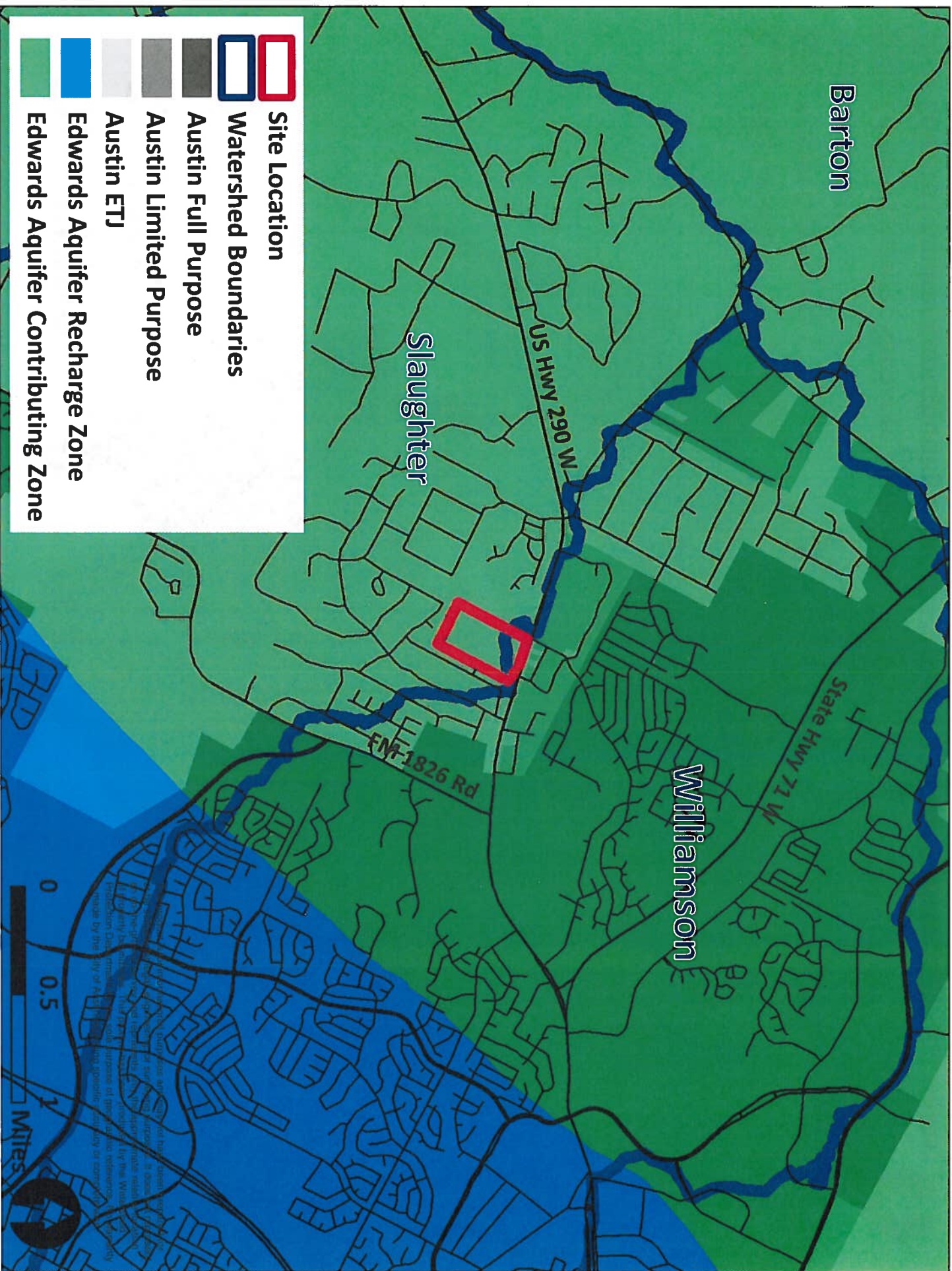
Kelly Gagnon
Watershed Policy & Planning

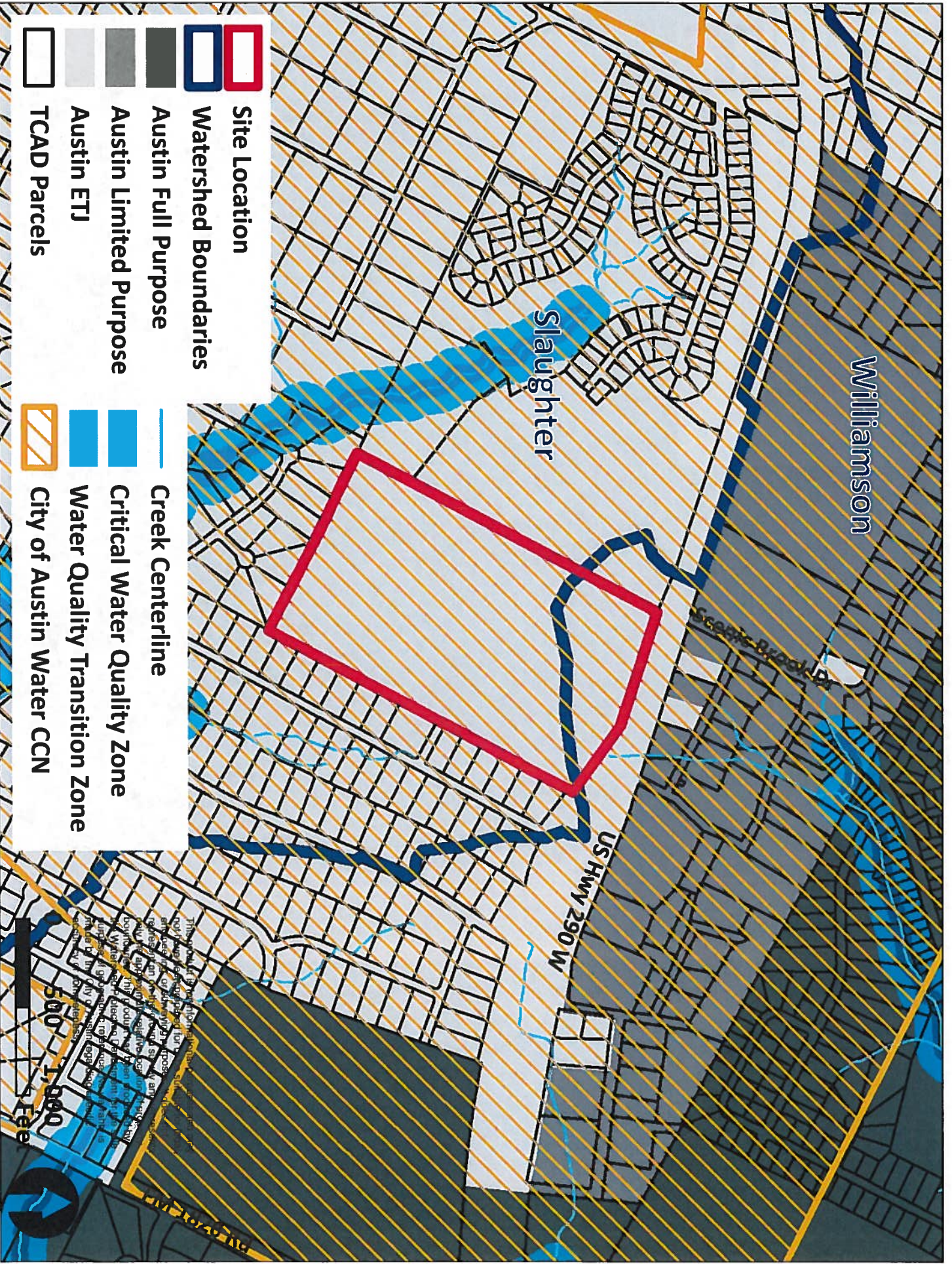
Request Summary

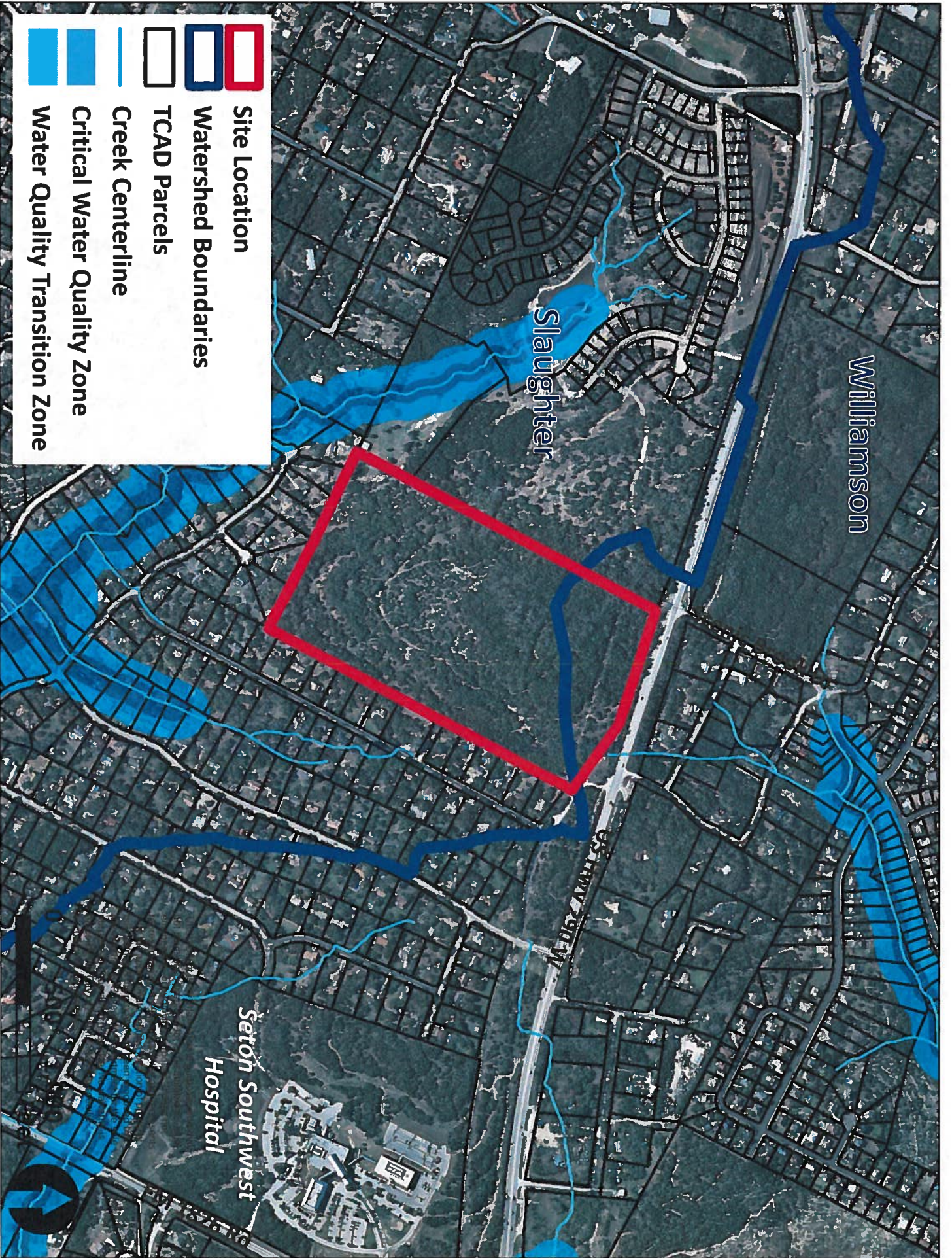
- Request for water & wastewater service
- Proposed mixed-use development (multi-family, retail, restaurant) on 46 acre lot
- Located in City of Austin water CCN
- Located in Austin 2-Mile ETJ
- Drinking Water Protection Zone
- Slaughter & Williamson Watersheds, Barton Springs Zone
- Edwards Aquifer Contributing Zone
- Subject to the S.O.S. Ordinance (25% impervious cover limit)

SERS #3298 & #3299





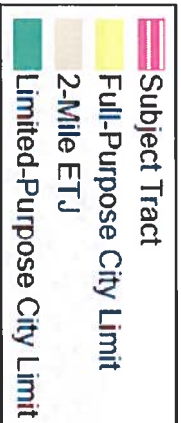
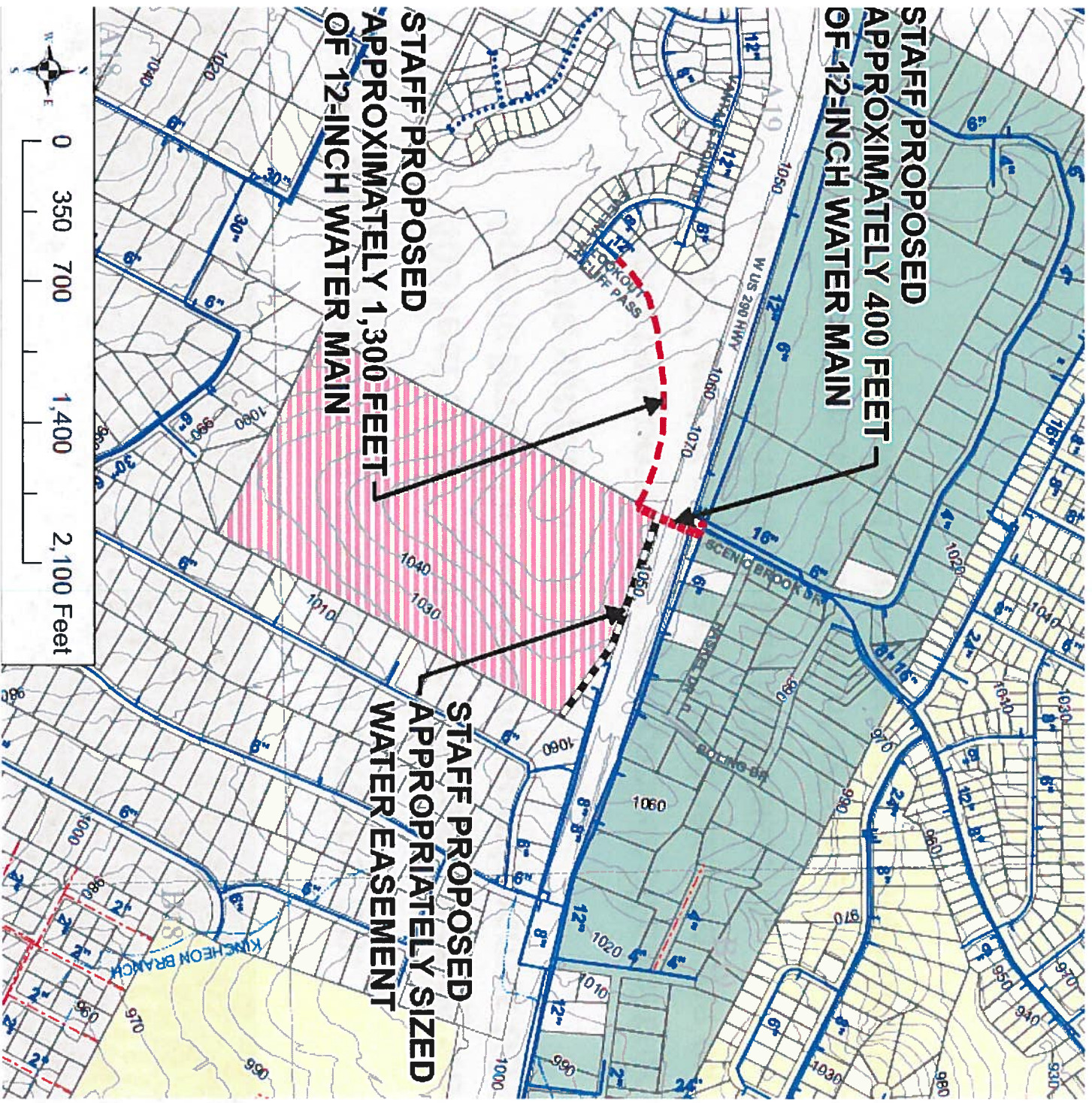




SER #3298 (Water) Summary

- **Description of Proposed Extension:**
 - 400 feet of 12” water main from existing water main in Scenic Brook Dr, extending south across US 290 Highway to the subject tract.
 - From this point, the applicant shall construct 1,300 feet of 12” water main extending west to the existing 12” water main in Lookout Cliff Pass.
 - The proposed 1,300 feet of 12” water main is also proposed to be constructed with Phase II of the Ridgeview Subdivision.

SER #3298 Proposed Extension



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SER #3298 (Water)

Review Criteria: CODE COMPLIANCE

Will future development be required to comply with current code?

Yes. Any development on site is subject to the S.O.S. Ordinance.

- **25% impervious cover limit**
- **Non-degradation water quality controls**

SER #3298 (Water)

Review Criteria: DEVELOPMENT IMPACTS

Does the requested service result in more intense development than would be possible absent service?

Yes. There is no alternate water source in the area.

Is the site located in an area where the City of Austin is encouraging development?

No. The site is located in the Barton Springs Zone, the Edwards Aquifer Contributing Zone, and the Drinking Water Protection Zone.

However, the site is located within the City of Austin's water CCN.

SER #3298 (Water)

Review Criteria: ENVIRONMENTAL IMPACTS

Would centralized service solve known or potential environmental problems?

No. Centralized service would not solve any known or potential environmental problems.

Has an Environmental Resource Inventory been conducted?

Yes. The developer has conducted a survey and did not identify any critical environmental features. Report has not yet been submitted to COA staff.

Consultation with WPD staff geologists indicated that critical environmental features are present in the vicinity and may potentially be located on the site.

SER #3298 (Water)

Review Criteria: LONG-TERM PLANNING

Is serving the area consistent with long-term service area and annexation goals?

Yes. While the area is not scheduled for annexation, the site is located within the City of Austin's water CCN.

Are other City concerns affected by the service provision (e.g. Conservation)?

Yes. The extension would facilitate increased development intensity in an environmentally sensitive area (the Barton Springs Zone, the Edwards Aquifer Contributing Zone, and the Drinking Water Protection Zone).

SER #3298 (Water)

Review Criteria: NEARBY EXTENSION REQUESTS







Have similar SERs been granted in the vicinity?

Yes. Water SERs have been approved by Council directly to the west of the site along W US Highway 290.

If so, does this development have any additional potential environmental issues to consider?

No. There are no identified additional potential environmental issues on this site.

Council-Approved Water SERs in Vicinity

-  Site Location
-  Watershed Boundaries
-  Council-Approved Water SERs
-  Austin Full Purpose
-  Austin Limited Purpose
-  Austin ETJ



STAFF RECOMMENDATION

Staff recommends approval for Water SER #3298.

Basis for recommendation:

- **The site is located in the City of Austin's water CCN.**

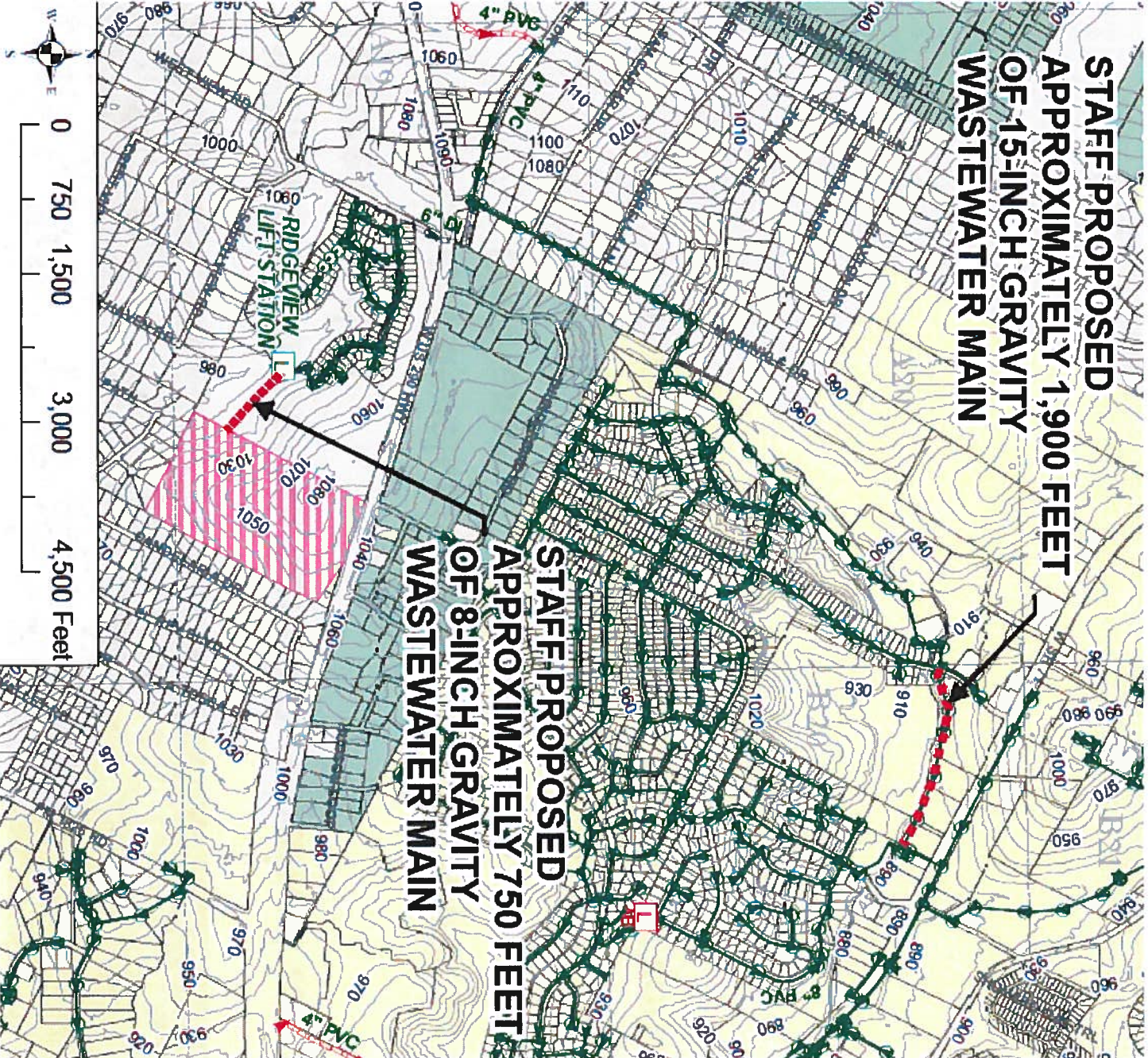
SER #3299 (Wastewater) Summary

- **Description of Proposed Extension:**
 - 750 feet of 8” gravity wastewater main from existing 8” wastewater main within the Ridgeview Subdivision near the Ridgeview Lift Station, extending to subject tract.
 - Applicant shall upgrade pumping capacity of Ridgeview Lift Station to accommodate additional proposed flows.
 - 1,900 feet of 15” gravity wastewater main to replace existing 12” wastewater main along Williamson Creek.

**STAFF PROPOSED
APPROXIMATELY 1,900 FEET
OF 15-INCH GRAVITY
WASTEWATER MAIN**

**STAFF PROPOSED
APPROXIMATELY 750 FEET
OF 8-INCH GRAVITY
WASTEWATER MAIN**

**RIDGEVIEW
LIFT STATION**



SER #3299 Proposed Extension



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SER #3299 (Wastewater)

Review Criteria: CODE COMPLIANCE

Will future development be required to comply with current code?

Yes. Any development on site is subject to the S.O.S. Ordinance.

- **25% impervious cover limit**
- **Non-degradation water quality controls**

SER #3299 (Wastewater)

Review Criteria: DEVELOPMENT IMPACTS

Does the requested service result in more intense development than would be possible absent service?

Yes. Centralized service allows for additional developable impervious cover (approximately 3 acres) because on-site wastewater irrigation area would have to be deducted from net site area.

Is the site located in an area where the City of Austin is encouraging development?

No. The site is located in the Barton Springs Zone, the Edwards Aquifer Contributing Zone, and the Drinking Water Protection Zone.

SER #3299 (Wastewater)

Review Criteria: ENVIRONMENTAL IMPACTS

Would centralized service solve known or potential environmental problems?

Yes. The alternate wastewater treatment option, on-site land application, may result in negative water quality impacts to groundwater and surface water.

Has an Environmental Resource Inventory been conducted?

Yes. The developer has conducted a survey and did not identify any critical environmental features. Report has not yet been submitted to COA staff.

Consultation with WPD staff geologists indicated that critical environmental features are present in the vicinity and may potentially be located on the site.

SER #3299 (Wastewater)

Review Criteria: LONG-TERM PLANNING

Is serving the area consistent with long-term service area and annexation goals?

No. The area is not scheduled for annexation.

Are other City concerns affected by the service provision (e.g. Conservation)?

Yes. The extension would facilitate increased development intensity in an environmentally sensitive area (the Barton Springs Zone, the Edwards Aquifer Contributing Zone, and the Drinking Water Protection Zone).

SER #3299 (Wastewater)

Review Criteria: NEARBY EXTENSION REQUESTS







Have similar SERs been granted in the vicinity?

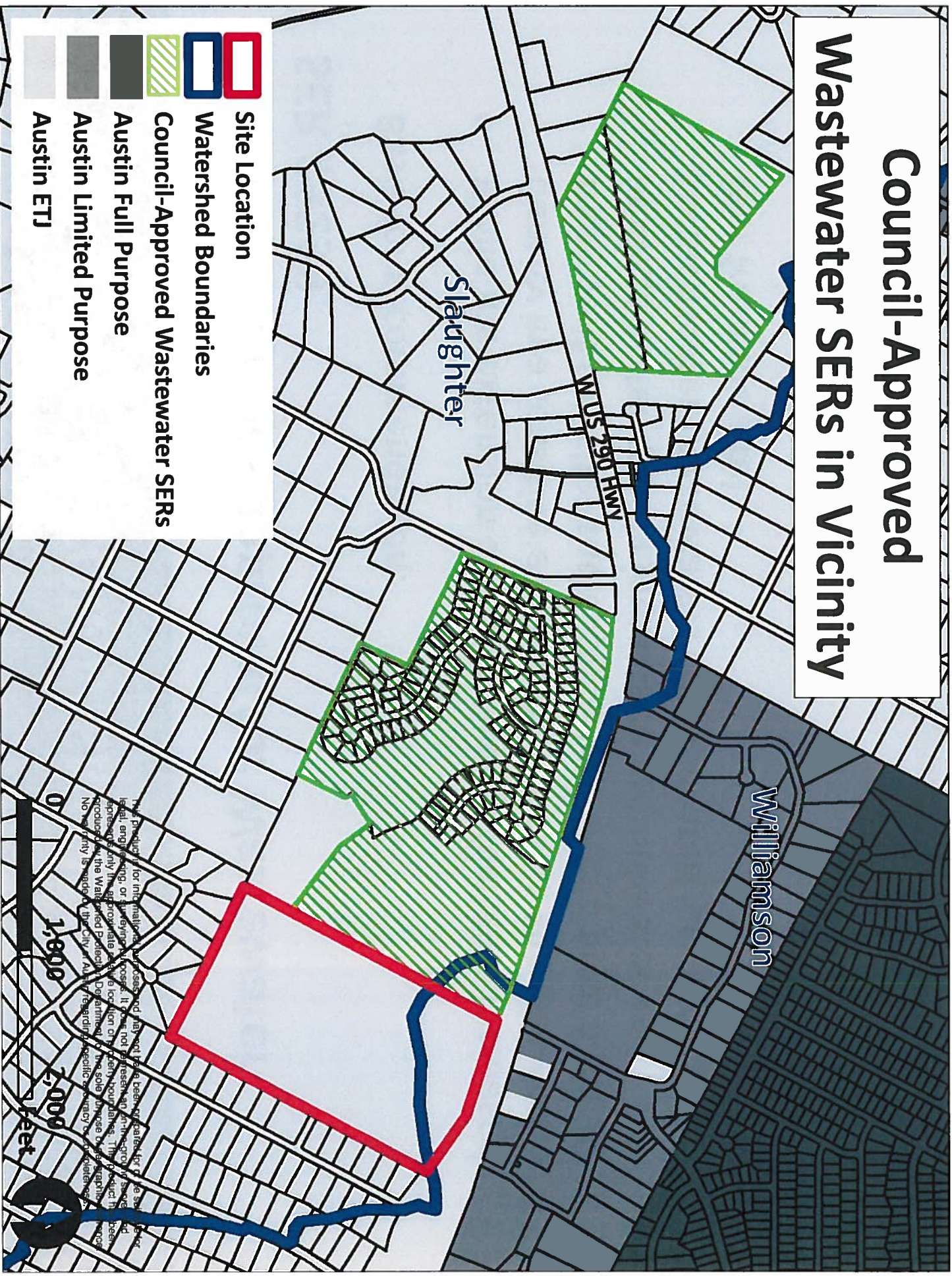
Yes. Wastewater SERs to the west of the tract have been approved by Council.

If so, does this development have any additional potential environmental issues to consider?

No. There are no identified additional potential environmental issues on this site.

Council-Approved Wastewater SERS in Vicinity

-  Site Location
-  Watershed Boundaries
-  Council-Approved Wastewater SERS
-  Austin Full Purpose
-  Austin Limited Purpose
-  Austin ETJ



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STAFF RECOMMENDATION

Staff recommends approval for Wastewater SER #3299.

Basis for recommendation:

- **While the extension of service would facilitate increased density in a sensitive environmental area, the alternative treatment (on-site land application) would pose a risk of adverse water quality impacts to groundwater and surface water (headwaters creek located less than 300 feet from the site).**



-  Site Location
-  Watershed Boundaries
-  TCAD Parcels
-  Creek Centerline
-  Critical Water Quality Zone
-  Water Quality Transition Zone

Contact Information

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